



AIA Southwest
Michigan

Design Awards CELEBRATION :16

aia southwest michigan
vol.6
november 2016
editor_sara tripp

2

table of contents

design awards celebration :16_	table of contents	2-3
aia southwest michigan_	year in review	4-5
2016 design awards_	sponsors	6-7
rochester, new york_	jurors	8-9
forest beach residence_	allegretti architects	10-11
eiffel tower estates_	allegretti architects	12-13
glascott residence_	allegretti architects	14-15
302 academy_	byce & associates, inc.	16-17
va ambulatory services_	diekema hamann architecture + engineering	18-19
gift of life michigan_	eckert wordell	20-21
kalamazoo community mental health and substance abuse facility_	eckert wordell	22-23
kvcc culinary and allied health building_	arcadia collaborative	24-25
riverview launch_	inForm architecture	26-27
angling road residence_	inForm architecture	28-28
western heights_	lord aeck sargent	30-31
kerr hardware block_	s. allen design	32-33
bronson fast care_	schley architects	34-35
kalamazoo community mental health and substance abuse facility_	schley architects	36-37
kalamazoo county family court facility gull road_	tower pinkster + hok	38-39
western michigan university heritage hall_	tower pinkster	40-41
government center for the nottawaseppi huron band of potawatomi indians_	wightman & associates, inc.	42-43
new buffalo township hall_	wightman & associates, inc.	44-45
horizon bank_	wightman & associates, inc.	46-47

year in review

january _aiaswm board meeting
_kalamazoo central drafting department tour

february _aiaswm board meeting
_aiami board meeting
_kalamazoo county family court facility gull road tour_1.0 HSW
_aia national grassroots conference_detroit, michigan

march _aiaswm board meeting
_aia michigan health facilities planning seminar
_legislative day_lansing, michigan
_habitat for humanity charette_2.0 HSW

april _aiaswm board meeting
_aiami board meeting
_aia architecture week_april_10-16
_new buffalo township hall_1.0 HSW
_michigan producer's council product information luncheon

may _aiaswm board meeting
_central tile
_aia national convention_philadelphia, pa
_kvcc culinary & allied health building_1.5 HSW

june _aiaswm board meeting
_western michigan university valley dining center_1.5 HSW
_aiami board meeting

july _precast/masonry institute_3.0 HSW
august _aiami board meeting_mid-summer conference
_aiaswm board meeting
_usta boys tennis_dinner @ the nationals

september _marshall historic home tour/picnic_2.0 HSW
_aiaswm board meeting
_golf outing_heritage glenn
_aia michigan design retreat_torch lake

october _kalamazoo college/business meeting_1.5 HSW
_aiaswm board meeting
_aia michigan leadership retreat
_ceu marathon day_mtec center_8.0 HSW

november _design awards celebration_cityscapes_1.5 HSW
_aiaswm board meeting

december _aiami board meeting
_aiaswm board meeting

4

from the president

Dear Fellow AIA Southwest Michigan Chapter Members and Guests-

Thank you for choosing to join us as we celebrate the design excellence exhibited in the work of our many entries from a wide variety of firms in our Chapter. This year's submittals capture the range of talents and scale that our members provide to the community as leaders in designing aspects of the built environment. It is exciting to see the tangible growth in well-designed buildings coming from our region.

2016 is a year of significant choices for all of us, especially in November, and as we reflect back on the past year, we had many large choices to make as a Chapter moving into 2016. As a response to the repositioning efforts of AIA National to better serve its members through enhanced Core Services, we were challenged to look at our own Chapter and evaluate if we were providing the maximum benefits to our members as a Chapter, or if we should consider becoming a Section of AIA Michigan.

We were at a crossroads, with an important decision ahead of us as a Chapter, guided by the Board of Directors. We could continue down the path of remaining a Chapter, which would have more in common with where we had been at in recent years, or we could move towards becoming a Section, which would bring uncertainty as to services provided by AIA Michigan, consolidation of revenue sharing, and some loss of autonomy. Remaining a Chapter would require us to step up our game on reporting of documentation to AIA National, with greater scrutiny on our branding, documentation of electronic information and recordkeeping. Becoming a Section gave us pause, with concerns over the invisible "barrier" between our region and AIA Michigan, based in Detroit.

After careful deliberation, and with support of the Board of Directors, we pursued the more challenging path of becoming accredited as a Chapter. This work was a lengthy process of documenting the ways we serve our members, and it was a great way to realize all the good we do as a Chapter, and also areas we can increase this impact. I am pleased to share that we were granted a 3 year Accreditation by AIA National, one of a small number in the State of Michigan. This is an achievement we should be proud of as a Chapter!

As we focus on these Core Services, membership will see efforts in expanding programming, enhancing access and online information, and extending collaboration further with neighboring Chapters.

I would like to share significant appreciation to the efforts of both the Board of Directors, as well as the Chapter Awards committee. My time as President has been invigorating, as I see that there is much we can all do together to accomplish great things! I invite you all to consider joining in on Chapter activities to help lend your talents to the whole, as we move along together. Your participation will only make us stronger!

Regards
Jason B Novotny, AIA LEED AP
Chapter President

aia southwest michigan

2016 chapter board
president _ jason novotny
vice-president _ marcia strange
past president _ janet puvogel
secretary _ fred grunert
treasurer _ juliana garner
michigan director _ norman hamann, jr.
associate director _ chris baer
director _ kris nelson
director _ mike flynn
director _ sara tripp

6

sponsors

platinum



gold



silver



bronze

asi group _ landscape forms _ miller davis company

8

jurors



James R. Yarrington, RA, AIA, NCARB: Jim is President of AIA Rochester, Director of Planning and Design for Rochester Institute of Technology and is an Adjunct Associate Professor in the Master of Architecture program at RIT. Jim joined RIT in 2001 after twenty years of private practice in Cambridge Massachusetts and Rochester, New York. In practice, Jim concentrated on building additions, adaptive re-use and preservation work as well as varied commercial, residential and institutional projects. At RIT, he has overseen the design and construction of over \$600 million in projects. The author of two books and several published articles, Jim serves on various non-profit boards and is past President of the historic preservation group The Landmark Society of Western New York. He has been licensed in six states and enjoys various outdoor activities as well as well as plain air sketching.



Nathan Rozzi, RA, AIA, NCARB: Nate is Vice-President and President Elect of AIA Rochester. He is a principal at Hanlon Architects in Rochester focusing on commercial, multi-family, residential and medical projects. Nate is registered in three states and serves as an Adjunct Professor in the Rochester Institute of Technology College of Imaging Arts and Sciences School of Design program. In the midst of all this, Nate makes time to enjoy motorcycling and serving as a volunteer fireman.



Tori Budgeon-Baker, RA, AIA: Tori is presently Senior Architect and Space Management Coordinator at Rochester Institute of Technology Department of Planning and Design. Prior to joining RIT in 2010, Tori worked in New York City specializing in retail design and development later returning to her native Rochester where she worked in design firms and specialized in building code consulting. Tori has been registered in two states and is an active member of the International Codes Council and the Finger Lakes Building Officials Association. She has served AIA in several capacities including coordinating the Architecture Explorer Scouts program. At RIT Tori manages numerous design projects handled by the Planning and Design group and also works closely with the university on space utilization and deployment issues.



Christopher Lopez, RA, AIA, NCARB, AICP: Chris leads the university and community planning efforts at his firm PLAN Architectural Studio in Rochester. Chris has practiced in Arizona as well as New York State and has won numerous awards and recognitions in both states. Chris's design work has been recognized by a range of local AIA chapters and community-based design groups but also has received notice in the AIA New York State Design Award competition. He has been a frequent guest design critic at Arizona State University, Cornell University, SUNY Alfred, SUNY Buffalo, and Rochester Institute of Technology.



Rebecca Barone, AIA, NCARB, LEED GA: Rebecca is a Project Architect at HBT Architects in Rochester. At her firm she focuses on design and project visualization. Formerly employed in Boston, her work in New England and her work in Rochester features a broad range of project types including adaptive re-use, additions to historically significant public buildings, higher education projects, and large mixed-use urban infill work. Many of these projects have been recognized with design awards. Registered in two states, Rebecca also has been published in Architectural Record, June 2005.



10

allegretti architects

forest beach residence _ new buffalo, michigan



Two clients challenged us with similar yet incongruent design requirements during our eleven years as this home's architect. In 2005, we were approached by a young professional couple searching for cutting edge sustainability all on a north-facing Lake Michigan dune face. Their site, while offering beautiful, panoramic lake views, had only a toe-hold of buildable area which, under the state's critical dunes permitting process, had to be sheet piled in order to provide the buildable area they required. Then in 2008 with the economic collapse, the project was halted. Keeping the home live, in 2012 an investor envisioned it's potential. We revised our initial designs and created a new, larger version while trying to maintain the sustainable features of our difficult site.



Embraced in a dune topography helped us to inform the configuration of the home's lakeside shape, while creating an efficient tower home plan configuration. We also placed twenty-five percent of the home was below grade, in order to improve the heat loss/gain character of the home. Abundant passive south and southeast facing windows collect winter BTU's while the uphill deciduous vegetation provides solar summer shading, and north and SE/SW elevations were designed for automatic energy shades, natural cooling ventilation was utilized. Colors harmonize with the natural dark browns, terra cottas, greens and beiges of the site. A geothermal system was originally designed as well as LED lighting, sustainably harvested wood products, and naturally irrigated landscaping locally sourced materials and other features.





12

allegretti architects

eiffel tower estates, kahn residential restoration_grand beach, michigan



To inspect, diagnose and treat a water damaged circa 2002 lakeview home. Our firm was contacted in the early spring of 2014 and asked to repair the owner's second home, which they purchased in 2007. The home was leaking extensively, and mold saturated most exterior walls and floors. The home had been constructed to flip by an out-of-state developer-owner –designer.

Confirming our initial suspicions, we determined that the main contributing factors were:

1. Improperly designed and constructed envelope, roof, decks and drainage.
2. Lack of a brick veneer 1" air space and weep system.
3. Three-sided parapet roof scuppers poorly flashed.
4. Insufficient membrane roof drainage.



5. Insufficient roof deck insulation.
6. Improper steel tube railing fastening system, expansion joints, and parapet cap flashing.
7. Defective exterior siding and brick detailing.

The result was deterioration of all exterior wood walls and floors, wet blown-in cellulose insulation and extensive black / multi-color mold throughout, as well as damaged drywall, trim, and wood flooring.

We investigated and formulated a restoration plan during demolition and designed a revised envelope consistent with sustainable best practices. Some conservation practices were beyond the practical scope of this project, but the restoration of this home did save tons of material embodied energy in lieu of complete demolition and replacement.

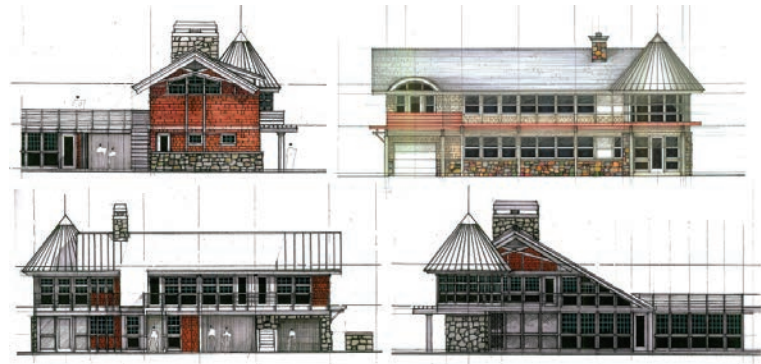


14 **allegretti architects**
glascott residence_union pier, michigan



Renovation of an existing three bedroom home and one bedroom detached guest house and the addition of a pool house to this vintage 1920's cottage compound. These structures were to be located in the existing front yard where pools are prohibited by the Chickaming Township zoning ordinance.

The 100'x441' lot allowed us to attach the pool house to the renovated main house creating a new front yard and rear lines and also space for the pool in the newly created rear yard. We placed the addition structures where they could view past the side of the renovated main home, and also overlook the pool and Lake Michigan. The pool house and connectorway then could be considered an addition to the main home under the zoning requirements. The historic context of the existing was further reinforced by establishing a site grid base on the centerline of original homes front door.



Naturally cooled the structures are geothermally heated and insulated with R50 SIPs roof panels, R40 walls, coupled with low-E glazing, two inch rigid slab and foundation insulation was used. Four to six foot overhangs with high emissivity galvanized steel roofing and sustainable knotty pine form an energy efficient home. LED lighting and sustainable knotty number 3 grade pine with clear no voc sealer were used.



16

byce & associates, inc.

302 academy_kalamazoo, michigan

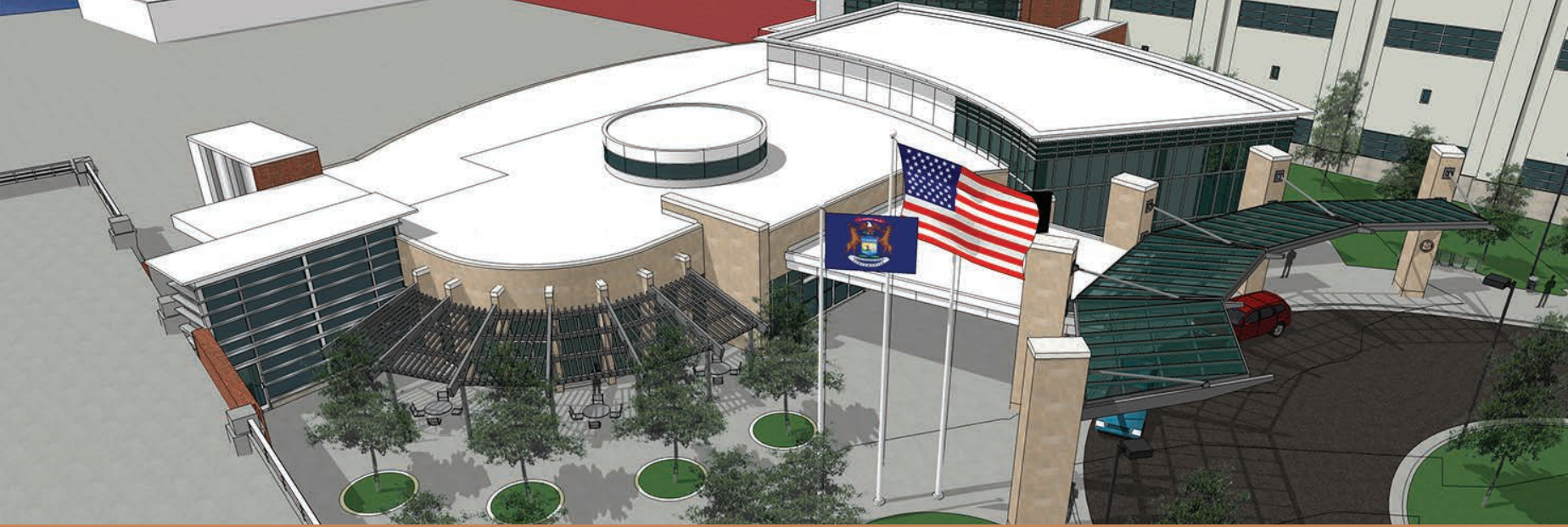


The Design Team was challenged to re-imagine the building at 302 Academy St., a church dating back to the 1800's and prominently located at the north-west corner of Kalamazoo, Michigan's downtown Bronson Park, into a new, resourceful and multifunctional place of distinction. The need to develop a design concept that bridges the gap between the preservation of the churches unique architectural elements from the past with a more adaptive and visionary design approach for a modern mixed use, residential development was highly emphasized. Design concepts needed to effectively bring re-use of this facility and its adjacent property, where an old school is currently situated, into the 21st century by providing modern day living components. It was determined that this location could uniquely accommodate a sustainable building project that promotes revitalization and growth for urban dwelling and mixed-use purposes.

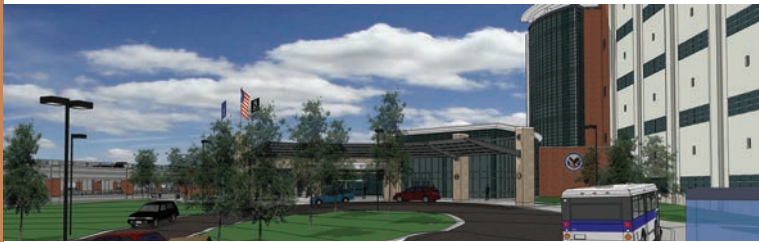
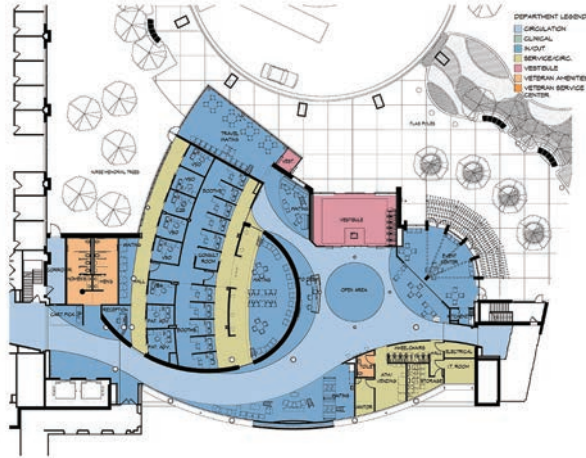
The historical significance of the site and church is protected from demolition by converting it into multi-family apartment residences that take full advantage of valuable square footage from the basement, first floor and upper choir balconies. "Loft" style design concepts for each unit effectively captures the buildings existing materials

and infrastructure. A variety of exclusive architectural features, including original stained glass windows, high, decorative arches or intricate, pendant light fixtures, offer nostalgic character within every unit. The property directly to the west offers city dwellers a more modern living experience, yet takes full advantage of the churches preserved features or dramatic views of Bronson Park proper. Due to the proximity of adjacent buildings, not only the one bedroom apartments detailed within, but even their ground level, open air parking benefits from the architectural beauty that surrounds it. This creates units that sustain many historical views within its sophisticated, modern, architectural environment.

Both redevelopment of the historic church and land re-use for a more modern dwelling approach provides Kalamazoo the ability to offer original and unique living options within their downtown, urban environment that effectively promotes easy transit for job accessibility, shopping and dining.



diekema hamann architecture + eng
va ambulatory services_ ann arbor, michigan



The Ann Arbor VA desired to create a new lobby entrance as well as create a new "face of the VA". Veteran's entering this space need to feel welcome, and be greeted by caring staff. The new entrance needs to project a sense of honor for the Veteran's and creates opportunities for connections and camaraderie with fellow veterans. The environment is to be calm, serene and openly friendly. The lobby will function as a "Welcome Center", orienting Veterans to the facility, anticipating their needs and guiding them to their destination. A new streamlined registration process should be developed by creating a "one stop shop". The personal touch should be evident throughout the design, creating a space where both Veterans and staff feel welcome and comfortable. From the exterior the new limestone and glass entry utilizes sweeping curved forms. The canopy is supported by five piers representing the five branches of the military with the seal for each branch on the pier. An indoor-outdoor event center is designed to house a variety of Veteran events including lectures, medical screening, and social activities. The event center opens outside to a terrace with a covered trellis. A concierge will personally greet the veterans as they enter the vestibule. To promote social interactions, the lobby will house a variety of



seating options including group seating areas, tables and booths. The Veterans will be able to obtain information at electronic kiosks, display monitors or face to face at the information desk. The focal point of the lobby is a large feature wall that doubles as a wayfinding element, guiding the Veteran to key locations in the welcome center. At the heart of the welcome center is the Veteran Service Center, which houses ten "universal booths". These multi-function booths consolidate what was previously done at six separate locations into one universal booth.

This project includes the expansion of various Ambulatory Clinics in the Primary Care center including; Check In, Dietetics, Ambulatory Office space, Veteran Support functions and ambulatory exam rooms. This renovation will help serve the outpatient veteran population and create a more user friendly process.



GIFT
of
LIFE
MICHIGAN

20

eckert wordell

gift of life michigan_ann arbor, michigan



Since 1971, Gift of Life Michigan has been performing transplant and tissue surgeries in hospitals and surgery centers throughout the state. To expand their mission of maximizing organ and tissue donation, the organization wanted to develop an Organ Procurement Center at their existing facility. The goal of this project was unite the two buildings on their site and provide them with state-of-the-art surgical facilities and an event center. The new surgical suite includes two tissue and two organ procurement rooms which are more than 700 SF providing ample space for multiple donor recovery teams. The multipurpose event center was included in the design and can accommodate more than 300 people and is intended for staff meetings, lectures, donor family celebrations, conferences, educational opportunities, and fundraising events. The design challenge was connecting their existing buildings which were at different finished floor levels, with a new 39,500 SF state-of-the-art surgery and event center. The different floor levels required the incorporation of vertical design elements to connect the various finished floor heights while the exterior's design modernizes the campus and sets the stage for future renovations.

A new entrance featuring an angular form helps to emphasize its location and importance while the interior color and finish palettes inspire and comfort employees, guests, and donor families. The combination of metal panels, glass, and brick provide an innovative exterior reflective of Gift of Life's mission to "maximize organ and tissue donation for transplantation through innovative programs and exceptional service." The roof garden was designed to provide family members and medical staff with a quiet place for reflection while also functioning as a mechanism for storm water control, moderating the urban heat island effect, and improving the air quality. Many other sustainable strategies were also incorporated into the design including: a well-insulated exterior wall system that exceeds energy codes values, low VOC paints and finishes, non-PVC carpet with pre-consumer recycled content, abundant use of natural light, LED lighting with occupancy sensors, and sun shading to reduces solar heat gain. Additionally, electric car charging stations and bike lockers were included to encourage alternate, energy-efficient modes of transportation.



22

eckert wordell

kalamazoo community mental health and substance abuse facility_kalamazoo, michigan



The Kalamazoo Community Mental Health and Substance Abuse Services facility is part of the new Bronson Healthy Living Campus where their guiding principles address issues of nutrition, mental and physical health, sustainability, and social concerns.

The 17,000 SF building is sited to address the rotated street grid in this area near downtown Kalamazoo. The site was raised above the flood plain by rerouting and improving the nearby creek edge. Permeable asphalt paving over a stone bed was utilized to provide parking while accommodating storm water retention. A deep foundation system with concrete pilings was incorporated to allow for construction on unstable soils.

Programs at this facility include psychiatric and medical services, emergency and correction services, youth and family services, and a pharmacy. Clients enter at each end of a sloped-roofed lobby and are then directed to one of the four glass fronted reception rooms. The clinical areas have interview, exam, and consultation rooms with associated support spaces. The staff zone is secluded from public access and includes offices, conference space, a lounge, receiving, and other supplementary spaces.

The exterior colors and materials are similar to other facilities on the campus and the nearby Bronson Hospital which provides a cohesive identity. The building is clad with two types of brick, foam insulated metal panels, insulated glazing in aluminum frames, a standing seam metal roof and a light colored low slope roof membrane. Aluminum sun shades are provided at the tinted window fenestrations. The overhanging bent roof form continues up and over the lower roof to integrate a screen wall for the roof-top mechanical units.

The interior features textured metallic accent walls that fold into suspended ceiling clouds with integrated lighting announcing entries and defining reception spaces. Porcelain, vinyl, and carpet flooring changes reinforce client wayfinding while the woodland wall graphics and wood trim establish a warm and soothing environment. Natural light is filtered through the spaces by incorporating full height windows at the ends of circulation paths while consultation rooms are fronted with translucent glass. Material selections were based on sustainability and durability while providing a friendly and welcoming environment.



24

arcadia collaborative

kvcc culinary and allied health building_kalamazoo, michigan



The Culinary and Allied Health Building anchors Kalamazoo Valley Community College's new Bronson Healthy Living Campus near downtown Kalamazoo, Michigan. The 76,000 SF building features a 3-story atrium, culinary theater, community education kitchen, restaurant, and café on the first level. The second floor is home to culinary labs, classrooms, and a sustainable brewing lab while the third floor houses the nursing skills labs and classrooms.

The design responds to the project's objectives to promote health, food, sustainability, and community through form, materials and symbolism. The building is positioned to address the streets on the north and west facades while the south overlooks a water feature that was created as part of the campus sustainable management plan. Exterior brick relates contextually to the adjacent Bronson Hospital. Green and blue glass represents earth and sky, the natural elements involved in growing food, while randomly positioned angled window mullions symbolize plant stalks.



The glazed, sloped entry lobby is capped with a roof overhang which continues around the building to form a colonnaded sunshade over the south terrace. The building plan shifts on the eastern side to respond to the shift in the city street grid and is clad with insulated metal panels and large expanses of curtainwall representing the innovative aspects of the campus. The exterior envelope also incorporates closed cell insulation, aluminum sun shades, and a vegetated green wall further reinforcing the project's sustainable strategies.

The design of interior and exterior was carefully woven together for a cohesive whole. The entry lobby features a dramatic 3-story atrium that highlights the culinary and health programs above and assists in wayfinding. A folded wood panel frames upper level openings and are accented by slivers of light which invite viewers to explore further into the café and dining spaces beyond.

Sustainable strategies continue on the interior through the careful selection of highly durable and reclaimed materials. Dynamic canted bamboo wood elements and decorative lighting accent entries to the learning spaces. Public areas receive large format wall tiles for longevity and cleanability, while colored concrete adorns the floors with patterns tied in to the building design elements.



26

inform architecture

riverview launch_kalamazoo, michigan



Riverview Launch is a community hub located along the Kalamazoo River Valley Trail and on the bank of the Kalamazoo River. It was the executive director of the Kalamazoo County Land Bank Authority who first saw the potential for reinvention of this blighted and foreclosed site complete with several neglected structures. One the goals of the project was for the building to serve as an example, demonstrating the adaptive-reuse potential of buildings, in even the most extreme cases of decay and when working with a relatively low budget.

The project transforms four existing buildings, including a former florist shop, a boiler building, a storage garage and a greenhouse, connecting them with a new building to form a campus-like facility that is now home for the Kalamazoo County Land Bank Authority and other community-based not-for-profit organizations. Interior and exterior spaces for community gatherings are also included.

The design challenge lay in keeping the eclectic feel of the site, while unifying the buildings and adapting them for their new uses. Careful design of the building massing along with multiple entrances and tasteful use

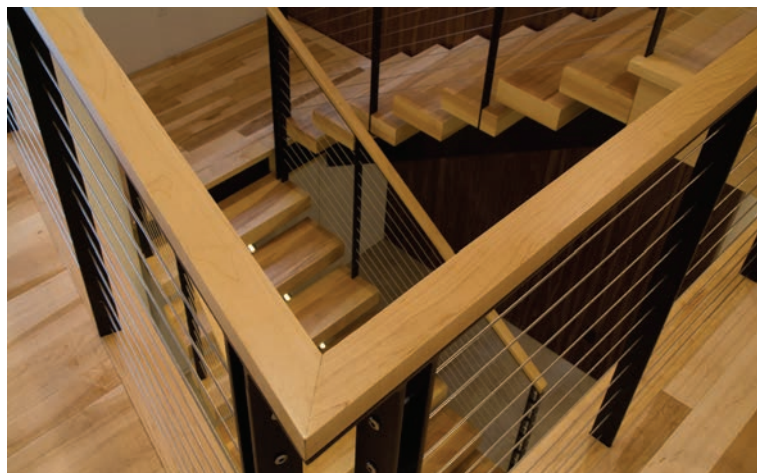
of a variety of exterior siding allows each portion of the building to retain a distinct feel, providing each tenant with a sense of their own space. The central hub addition connecting the building serves as a meeting point where employees from all tenant organizations can mingle and interact. This hub is also a venue for community events, featuring indoor and outdoor gathering areas. Large, overhead doors blur the distinction between the two as well as allowing ample daylight into the space. Simple, inexpensive and sustainable finishes were used throughout the interior to create a warm, comfortable and adaptable atmosphere. Wood, reclaimed locally from demolished homes, was used to create a feature wall and ceiling cloud. LEED Certification is anticipated for this project. Native landscaping surrounds the building on the truly unique site which is, itself, a community hub as it is adjacent to the trail and river and serves as connection between downtown, Spring Valley Park, the Kalamazoo Nature Center and points beyond.



28

inform architecture

angling road residence_kalamazoo, michigan



The challenge of this project was to transform a tired and dated 1960's era ranch into a modern, open and light-filled home for an active family of four. The existing home was built on an exquisite piece of property with amazing views of a wooded valley and pond. The house itself was rather non-descript, but the new owners saw unique potential for a dramatic re-invention of the interior. They turned to the architect to guide the complete makeover of the interior with a comfortable modern aesthetic.

The renovation concept revolves around a new feature stair at the front entry with a large angled floor opening and a minimalist cable railing that visually connects the main floor level with the walkout level below. The design solution for the main level lay in eliminating one bedroom, opening up the living areas and relocating the kitchen and master bathroom. The stair's angled rail directs guests from the entry foyer to the main living space. A reworked and re-clad central chimney becomes the focal point of the main level space, with fireplaces on both the living area and kitchen faces. Custom cabinetry and thoughtful tailored details throughout the home add a decidedly modern edge.

The lower level of the home features a large, open activity area with a third fireplace on the same central chimney. The refreshment center in this area serves a new backyard pool. Also on this level is a suite of children's bedrooms, a guest bedroom and bath and a spacious laundry room.

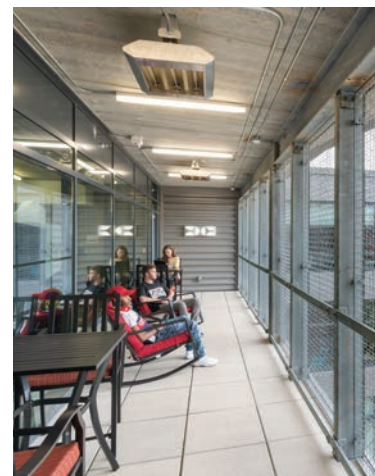
The reworked and enlarged window openings throughout the home, with most extending all the way to the floor, take advantage of the incredible views while emphasizing the connection between indoors and out. New aspen wood flooring provides a sense of warmth and unifies the various spaces.



30

lord aeck sargent

western heights_kalamazoo, michigan



The Challenge: Replace two outdated dormitories with a new model for student living which would increase recruitment and retention of students and deliver a self-funded, \$40M, 750-bed, revenue-producing residential complex that met Pro Forma while embodying and showcasing the University's commitment to sustainability.

The Solution: The Western Heights project features an enhanced "pod" style housing typology. A two-building complex was developed with three pods or "houses" per building radiating from a central, shared common hub. Each radiating wing features a unique "house" floor plan arrangement developed to break down the tyranny of the double-loaded corridor, common in institutional housing, while taking advantage of a specific campus view. A typical house includes 34-student beds in double-occupancy rooms arranged to foster community at that smaller scale, with a common kitchenette open to a generous living space, quiet study nooks and a "centrally-private" restroom to encourage socializing among housemates.

The centralized building common spaces include a two-story modern entry lobby and fireplace room with an active mezzanine lounge that looks out across it, a daylight-filled laundry lounge, additional study

spaces of various types and sizes, video gaming areas and a larger-scale flexible movie viewing room. Fourth floor south-facing protected balconies provide opportunities for connection overlooking the entry courtyards and out, across campus. A former asphalt parking lot was reclaimed as a new green quad with volleyball courts and other active and passive use space for pedestrians in the heart of campus.

The units are designed as "soft loft" with large windows and an exposed precast structural wall. Common areas feature exposed structural steel and precast. Integrally-colored concrete slabs were ground and polished to provide a durable and economical floor finish in key public areas. The building is clad in brick with precast headers and sills along with metal panels and glass used in a generous, modern way representative of the programmatic uses within. Facades are varied subtly to respond to site conditions and solar orientation.

The design, under review for LEED Silver certification, celebrates sustainability with visible, environmentally conscious features and promotes socialization through the use of shared common spaces and abundant greenspace.



32

s. allen design

kerr hardware block_coldwater, michigan



The mixed use development encompasses three buildings. The east and west buildings date from 1882, the center infill building was constructed in 1949. The City of Coldwater had title to the blighted structures which sat empty for 10 years. Kerr Hardware was the last building occupant and some of the iconic logos remained painted on the walls.

The program was to build 14 apartments on the second and third floor, 8 of those living units are reserved for median income residences. A new stairway and elevator was required. State and federal tax credits were employed; therefore, all renovations followed the United States National Park Service guidelines.

The developer is Jennifer Wingard, a woman whom grew up in Coldwater, Michigan, moved away, became successful and moved back to her home town. Jennifer organized the recycling program during building renovation. It was not uncommon to see her 'dumpster diving' during construction. Her vision for the building was both a gift and an example for the community that "anything is possible".



The new stair and elevator shaft required the most demolition and were constructed in the 1949 infill building. The mix of studio style and two bedroom apartments were designed to take advantage of the open warehouse building with tall ceilings and large windows. Existing interior brick walls were left exposed and the preserved graphics became interior art. Ceiling fans were installed through out to reduce the need for cooling. The developer resides on the third floor Ball Room.

The entire exterior masonry façade was tuck pointed; damaged or failing brick were replaced. All the existing windows were restored with new storm windows installed on the outside face. Existing wood floors were lightly buffed and oiled. North and south exterior walls were braced back to the structure to prevent additional drifting. Many of the joists, rafters and main support beams were structurally enhanced. After years of weight and gravity, the center support beam of the east building was jacked up 5" to level the floor. New membrane roofing extends up parapet walls and over copings.



34

schley architects

bronson fastcare_kalamazoo, michigan



The owner desired to have a small outpatient clinic based on its existing FastCare model currently being operated out of a tenant space within an existing Meijer Store. The Bronson FastCare model is intended to provide fast low cost services for minor injuries and ailments that do not need to be treated in a doctor's office or emergency room. The new facility is intended to be able to be reproduced in other locations with only minor changes. The site selected for this project is on a major vehicular pathway on the west side of Kalamazoo. The street is five lanes wide with traffic running at 50 mph. The concern with a small building in this location was that fast moving traffic would not see the building and thus business would be lost. It was decided that the small building must command a presence that would be noticed by potential users from the street.

The program included three exam rooms, lab, restroom, small break room and reception with waiting area. The exam rooms were to match Bronson Healthcare's standards for its outpatient facilities. As a small free standing building, it needed a location for staff and patients to seek shelter in case of an emergency. A partial basement was included for that as well as an area for mechanicals.

The exterior of the building was intended to have a simple configuration to allow for easy reproduction of the building at other locations as well as a modern medical feel that could fit into other communities. The height of the building was pushed up to create a more visually striking form that could be easily identified from a rapidly moving vehicle. The iconic single slope roof was constructed using a SIPS panel roof system with an R-Value of 40.7 and utilizing recycled products in their construction. The brick veneer gives the building a solid connection to the site with the expanses of low-e glass giving the building a much more open and far reaching feel.



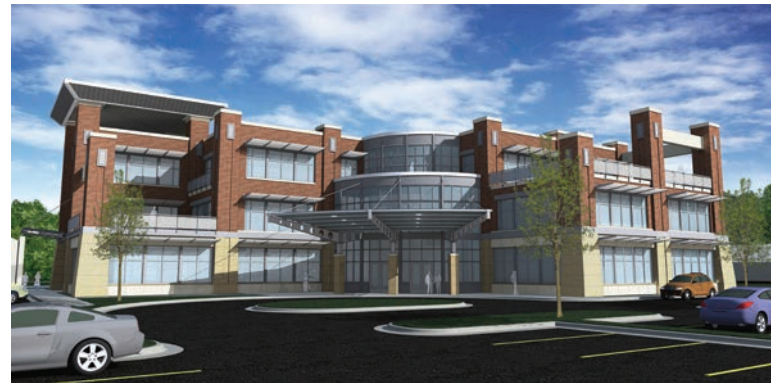
36

schley architects

kalamazoo community mental health and substance abuse services_kalamazoo, michigan



KCMHSAS had a programmatic concept of combining two of their existing three buildings into a single new building and keeping one existing building for future renovations to house administration and non clinical functions. The Owner wished to have a new building that would stand out yet fit into the downtown Kalamazoo environment. The new building was to contain all of the client services which includes Adult Developmental Disabilities, Adult Substance Abuse, Services for Youth and Families, Housing Development and Psychiatric and Medical Services. One major concern was having both Children Services and Adult Services in the same facility. Additionally the site was a defunct lumber yard adjacent to an active railroad which creates its own set of concerns to a mental health facility.



The concept was for the building to fit into the downtown environment and look of Kalamazoo. The building was pushed out to the corner of the site to create a buffer between the clients coming to the building and the railroad tracks on the south. The solution to keep the Children's area and Adult areas separate was to create an entirely segregated and easily identifiable entry and parking area for the Children's area on the west end of the building. Adults could enter the building at the south covered drop off area or at the northeast corner of the building on the street side to accommodate bus and pedestrian traffic. The building program came to approximately 35,000 s.f. The concept for the building was to be three stories fronting the street sides to maintain the urban feel with the building stepping down on the south side to two and one story sections. The lower roof sections of building were to be outdoor patio areas with a green roof. The south side of the building was designed with sun shades at all window locations. A mix of materials was planned for the exterior skin using limestone panel's traditional brick and glazed white brick to play off of existing historic downtown buildings.



38

tower pinkster + hok

kalamazoo county family court facility gull road_kalamazoo, michigan



The addition of a new Family Court Facility in Kalamazoo County was a necessary step in better serving the community. Consolidating departments into a single building would foster collaboration, improve safety and security, and provide more convenient access for citizens. Creating bright, open work spaces for staff and an uplifting interior environment for family court proceedings were important design requirements. Kalamazoo County also emphasized the need for an expressive, significant design complementary to its context; the building's steeply sloped site is bound by the Gull Road commercial corridor, a mid-century residential neighborhood, and the County juvenile home.

Maximizing the site's natural grade change allows for two levels of courtrooms facing Gull Road which is articulated with a random "piano-key" patterned curtain wall, emphasizing the building's openness and transparency. Three floors of open office and support spaces are arranged along the south face which is skinned in a brick facade and punched openings, referencing the surrounding residential homes and neighboring juvenile facility. This approach to the building form was intended to create lightness and transparency in contrast to imposing, heavy facade treatments traditionally associated with courtroom proceedings.

The building's dynamic canopied entry opens to a two-story lobby on the middle level which is reinforced by a centrally-located open staircase, providing convenient access to all three floors. Visitors are guided through security screening to directory and docket information displayed on electronic monitors. For ease of access and staffing efficiencies, all public areas are clearly marked and located around a centralized waiting and work area. Office spaces are bright and open, encouraging collaboration between various departments. Daylighting, a key sustainable feature emphasized in the design, helps create a calming environment by providing connections to the outdoors and offers visual relief. Abundant daylight filters through all public areas, and into hearing rooms and courtrooms through north facing clerestory windows. Additional lighting is provided from LED fixtures with occupancy sensors and programmable settings. Sun shades were also designed on the building's exterior windows to control heat gain.



40

tower pinkster

western michigan university heritage hall _ kalamazoo, michigan



Western Michigan University (WMU) was founded in 1903 and built its historic home, East Campus, on Prospect Hill which overlooks the City of Kalamazoo. The site is home to East Hall which was the birthplace of the University. Surrounded by organic landscape, the building originally featured classrooms on each side, providing views to the city and to future campus development. Over 100 years of changing its use, the building had become obscured and obsolete. East Hall was re-imagined as the new Heritage Hall Alumni Center, intended to become the most sustainable building on campus. This goal has been achieved through adaptive re-use and the incorporation of salvaged materials, geothermal HVAC systems, and LED lighting; all elements which lead to the building's LEED Platinum Certification.

The design strategy entailed a blend of selective demolition, restoration, and additions. Removing asymmetrical additions from the 1940's allowed for new egress stairs, restrooms, and an elevator. The exterior cornice line on the additions was deliberately set lower than the existing to highlight the original architecture. A new single story entry vestibule to the west also follows this theme: a large skylight lets visitors to gaze directly at the original building façade.

The central grand stair and main corridors were retained, highlighting the original horizontal and vertical circulation through the building with new windows to the north and south. Adding open, public spaces allows visitors to reminisce and connect with campus. The importance of reinforcing these connections is emphasized by a strong branding campaign within the building consisting of campus displays, artifacts, and historic elements.

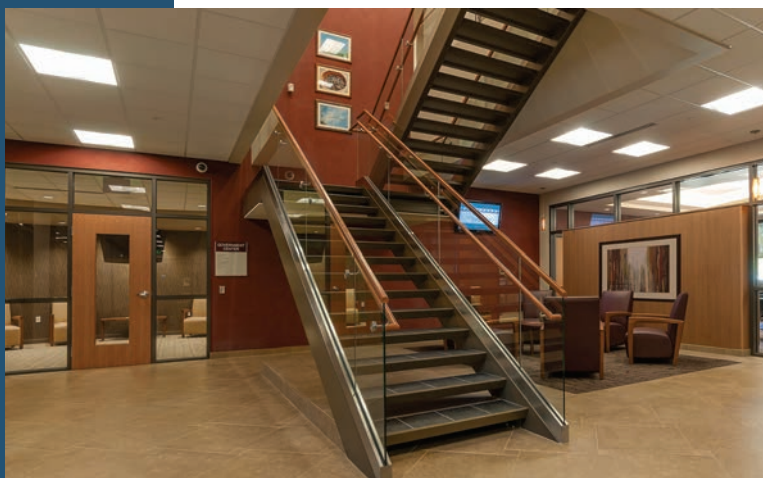
Originally, the North-South corridor provided only doorway openings to classrooms. As these spaces were converted to alumni offices, the design team kept the original corridor intact with new glass openings to infiltrate daylight into the spaces. Frosted glass insets give a visual break to the east façade, while functionally diffusing natural light into rest rooms. Exposed exterior walls at the joining of new and old display the original building, distinguishing it from the functional additions. The overall design reinforces the celebration of the original structure while infusing new programs and grandeur.



42

wightman & associates, inc.

government center for the nottawaseppi huron band of potawatomi indians_fulton, michigan



The Government Center for the Nottawaseppi Huron Band of Potawatomi Indians is the center of their Sovereign Nation. The Band needed a “capitol building” that would consolidate member services and be respectful of their culture. The seven sacred teachings – Love, Respect, Courage, Honesty, Wisdom, Humility and Truth were incorporated into the design.

Inspired by the human scale of Prairie Style architecture, this building creates a welcoming place for citizens to participate in tribal and community business. The design deviates from the typical government architecture to reflect on the Tribe’s humble character and natural home. The 35,000 SF building plan is divided into four areas including Executive Tribal Council Offices, Council Chambers, Member Services, and Support Services. The plan orients visitors around a central, two-story circulation space that opens to the second story Council Chambers. The modern facility integrates with the natural environment of the Pine Creek Indian Reservation, reinforces the tribal culture invoking a feeling of pride in the community.

The configuration of the front porch reaches out to welcome visitors to the building, providing a comfortable place for informal meetings, lunch and social interaction. A gradual transition is created from the forest through the surrounding native plantings, to the rustic porch and culminate in the refined natural spaces of the building’s indoor environment. The entrance is flanked by seven-sided columns, a delicate reference to the Tribe’s seven sacred teachings. The ceremonial medicine wheel image is carved into the column capitals. The two-story lobby features a large drum chandelier created by a Native American artist. Cultural references appear throughout the building in the décor, art and subtle building features, such as the canoe shaped ceiling feature in the council chambers and the fireplace that burns in the lobby which is a symbol that Potawatomi means “Keepers of the Fire”.

The Band’s respect for mother earth is demonstrated by the many sustainable features of the design that will lead to a LEED Silver rating. Interior wood paneling and trim were harvested from the site. Zoned heating controls, daylighting, automatic lighting controls, and views provide a comfortable interior environment for the occupants.



44

wightman & associates, inc.

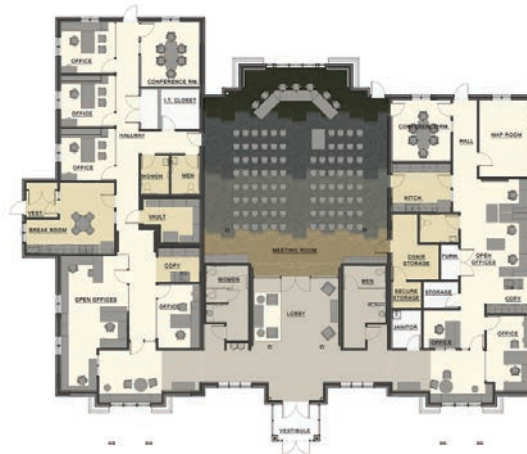
township hall_new buffalo, michigan



New Buffalo Township was in dire need of new township hall facilities as the population swelled, businesses grew, and the current facility aged. The goal of this project was to consolidate the Township Services at one location to better serve its citizens. A partnership with the staff helped to better analyze the current facility. This exploration led to three options: demolish and build new, purchase additional property and build off site, or adapt the current building to serve the Township's future needs.

Since new construction consumes large amounts of energy and repurposing the existing building provides the opportunity to essentially "harvest" the embodied energy of the building materials, the sustainable decision was made to renovate and add-on as necessary.

Pre-design revealed a three-part program: a new meeting hall, new Administration offices, and new Building and Inspection offices with necessary support spaces for all. The overarching solution was based on the precedent of many congressional buildings: two wings; one for each branch, or department in this case, and a large central meeting hall with ample, meaningful circulation space connecting each extension.



Once the big picture was formed, unique smaller solutions became the focus. The central tower reflected the coastal character of the region while alluding to the formal rotunda of the state capital. Local artists designed and created the signature glass sculpture, "Ascension," to represent air bubbles rising in water among the towers interior, reflecting the sun and lit at night.

Once one enters the lofty space and moves forward into the anteroom preceding the meeting hall the ceiling height compresses the field of view and provides intimate spaces for pre and post meeting gatherings. This also creates added drama with darker wall coverings, ambient lighting, and a tighter scale of experience before one enters the meeting room.

The meeting room releases with high ceilings, clerestory daylighting, and large picture windows on axis with the building's entrance framing the wooded landscape beyond. Each interior space features generous glazing with accents of natural materials or motifs to keep the connection of the building's relationship with the surrounding community park.



46

wightman & associates, inc.

horizon bank_indianapolis, indiana



Horizon Bank is a growing company head quartered in Michigan City, Indiana with branches throughout Indiana and southern Michigan. For the expansion into Indianapolis, the perfect site was discovered in the Chatham Arch and Massachusetts Avenue Historic area. The property was home to a non-descript attorney's office. The site contained a small parking lot with ample room for a drive through which was a necessity and difficult to find in a downtown area.

A paramount challenge was to provide an adaptive design of an existing building that respected the historic neighborhood while maintaining the client's corporate identity. Being in a historic district posed design challenges. However, the building was considered a non-contributing structure which allowed for a measure of flexibility in the district's design standards. The client chose to adaptively reuse the existing building because the corporate image could be integrated with the design standards to create a transitional composition between the historical and business districts. The exterior materials, colors and signage were inspired by the context of the historic neighborhood while the form of the building was maintained to reflect the contemporary architecture

of the business district. The function of the bank in this urban location focuses on commercial loan services but also retains a lobby where customers are met in person, guided to a custom-designed kiosk to provide a more personal banking experience than traditional teller lines offer. The choice to adaptively reuse the existing building is the most sustainable and least disruptive to the existing urban fabric. The project was awarded a Certificate of Appropriateness by the Indianapolis Historic Preservation Commission.

The adaptive reuse of the existing building along with sound construction practices were additional goals of the project. The EIFS façade was replaced with continuous insulation and brick to create a durable, well-insulated façade. Tinted windows and window treatments were implemented to reduce heat gain and high-efficiency gas furnaces with zone controls further reduce energy usage while improving the quality of the interior environment for both customers and employees.

